

**FOR SALE/LEASE**  
**WHITECOURT DRIVE-THROUGH SERVICE**  
**FACILITY ON 4.0 ACRES**  
3919 35 Street, Whitecourt, AB



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## THE OPPORTUNITY

- Ability to widen loading doors to accommodate any use.
- Convenient dedicated drive-through wash bay.
- Heavy-duty 10-ton crane.
- Office space across two floors.
- Excellent location in Hilltop Industrial Park with quick and easy access to Highway 43.
- Yard is fully fenced and graveled with 0.58 Acre gated compound.
- Hotsy unit, air compressor and sandblasting silo on site can stay for future users.
- On site quonset on asphalt allows for additional cold storage and covered parking.



# PROPERTY DETAILS

Municipal Address:	3919 35 Street, Whitecourt, AB
Zoning:	M-1 Service Industrial
Legal Description:	8020359;16;1
Market:	Hilltop Industrial
Year Built:	1980
Site Size:	4.0 Acres
Site Coverage Ratio:	9.64%
Building Size:	2,000 SF (Main Floor Office) 2,000 SF (Second Floor Office) 8,000 SF (Warehouse) <hr/> 12,000 SF (Total)
	Building 2: 4,000 SF Quonset: 2,800 SF
Power:	600 Amp, 3 Phase
Loading Doors:	Main Building: Grade (9) 12' x 16' Building 2: Grade (4) 14'x14'
Lighting:	Fluorescent & LED
Heating:	Gas fired unit heaters & radiant tube heaters
Sumps:	Trench
Crane:	10 - Ton Crane
Clear Height:	18'
Lease Rate:	\$12.00/SF
Operating Cost:	\$1.77/SF (2022)
Sale Price:	\$2,500,000
Taxes:	\$16,338.67 (2022)
Availability:	Immediately

## MAIN BUILDING





## BUILDING 2

The second building offers versatility, catering to a range of needs, particularly welding operations. The site also features a fenced compound, Quonset, and sandblasting silos, delivering additional value to prospective purchasers or tenants.



## SEPARATE QUONSET BUILDING



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